HOUSING MARKET INFORMATION

HOUSING NOW

Ottawa[1]

Canada Mortgage and Housing Corporation

Date Released: January 2008

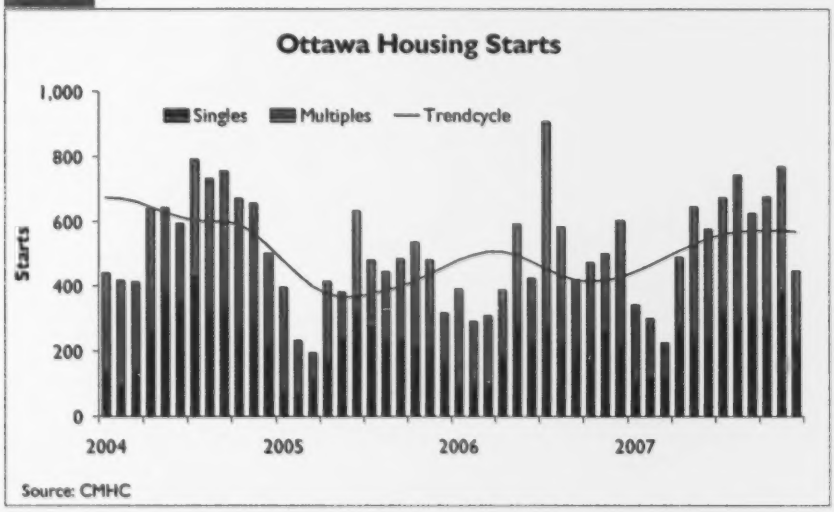
New Home Market

Ottawa Housing Construction Up 11 Per Cent in 2007

Fourth quarter housing starts in the Ottawa Census Metropolitan Area (CMA) increased by 20 per cent, from 1575 units in the 2006 to 1890 a year later. Annual starts rose 11 per cent over the total for 2006 and 31 per cent when compared to 2005. In the single-detached housing segment, starts in the last quarter brought the annual total to 2,973 units, up by 20 percent over the level recorded in 2006.

Although employment levels in Ottawa are still boosting consumer confidence and homeownership demand, the increase in single-detached home prices are driving some of them towards less expensive

Figure 1



[1] Ontario part of Ottawa-Gatineau CMA

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multiple-family dwellings. This same trend can be seen in the major CMAs in Canada, where higher-density housing projects continue to record a greater proportion of starts.

Multi-family construction accounts for 54 per cent of the year total and keeps posting records not seen since 2004. At 1954 units, townhouses were the largest group within the multiple-housing category.

When compared to the third quarter, the last quarter exhibited a decrease in housing starts of 7.3 per cent. This is a common trend every year as climate in the region contributes to a reduction in construction activity. Despite an unusually volatile winter, the regions of Goulbourn, Gloucester outside the Green Belt and Clarence-Rockland increase by 7.4, 56.3 and 32.5 per cent respectively.

As for annual results, it is the third year in a row that Goulbourn posted the greatest increase in single-detached home starts, followed by Gloucester, with 55 and 44 per cent increase. Following the same trend, multiple family dwellings showed the greatest increase in Gloucester inside the Green Belt and Goulbourn, with an increase of 272 and 176 units respectively.

Resale Market

Resale Market Establishes an All-Time Record in 2007

Regardless of the slowdown in sales observed in December, the total volume of homes resold in the Ottawa CMA increased by almost six percent, when compared to 2006 and by over eleven per cent when compared to 2005. Growth in Ottawa's existing home demand was driven by historically low mortgage rates combined with solid employment levels. In terms of prices, the whole region recorded a growth of over six per cent when compared to 2006.

Even though the average MLS price reached an average of $272,369 in 2007, 6.4 percent higher than that recorded in 2006, income growth in the Capital City and moderate mortgage carrying costs are still motivating many households to jump towards homeownership.

New listings last year decreased by 5 per cent when compared to 2006 while home sales increased by 5.8 per cent in 2007. This information suggests that in 2007 the Ottawa resale market moved more strongly towards the upper bound of the sellers' market range. However, for next year it is expected that the market will move closer to the balanced market boundary.

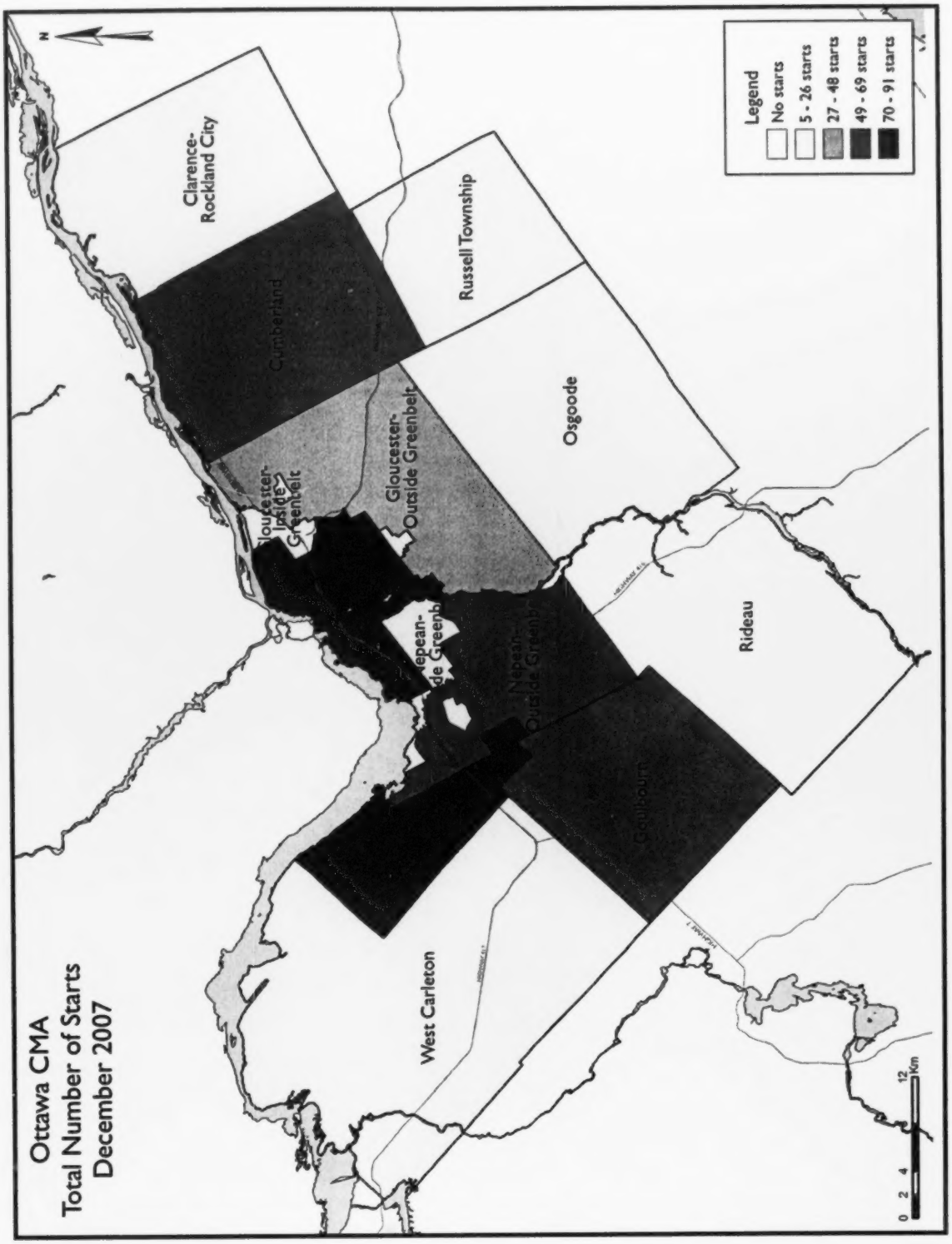
Ottawa CMA condominium apartments have gained popularity, pushing the average price by almost 8 per cent in 2007, while the number of units sold grew by 12 per cent when compared with 2006. As the population ages household size has reduced in the Ottawa CMA, raising the demand for condominium apartments. By contrast, the average price for condo row houses increased by 3.8 percent, just 15 basis points above the inflation rate for 2007.

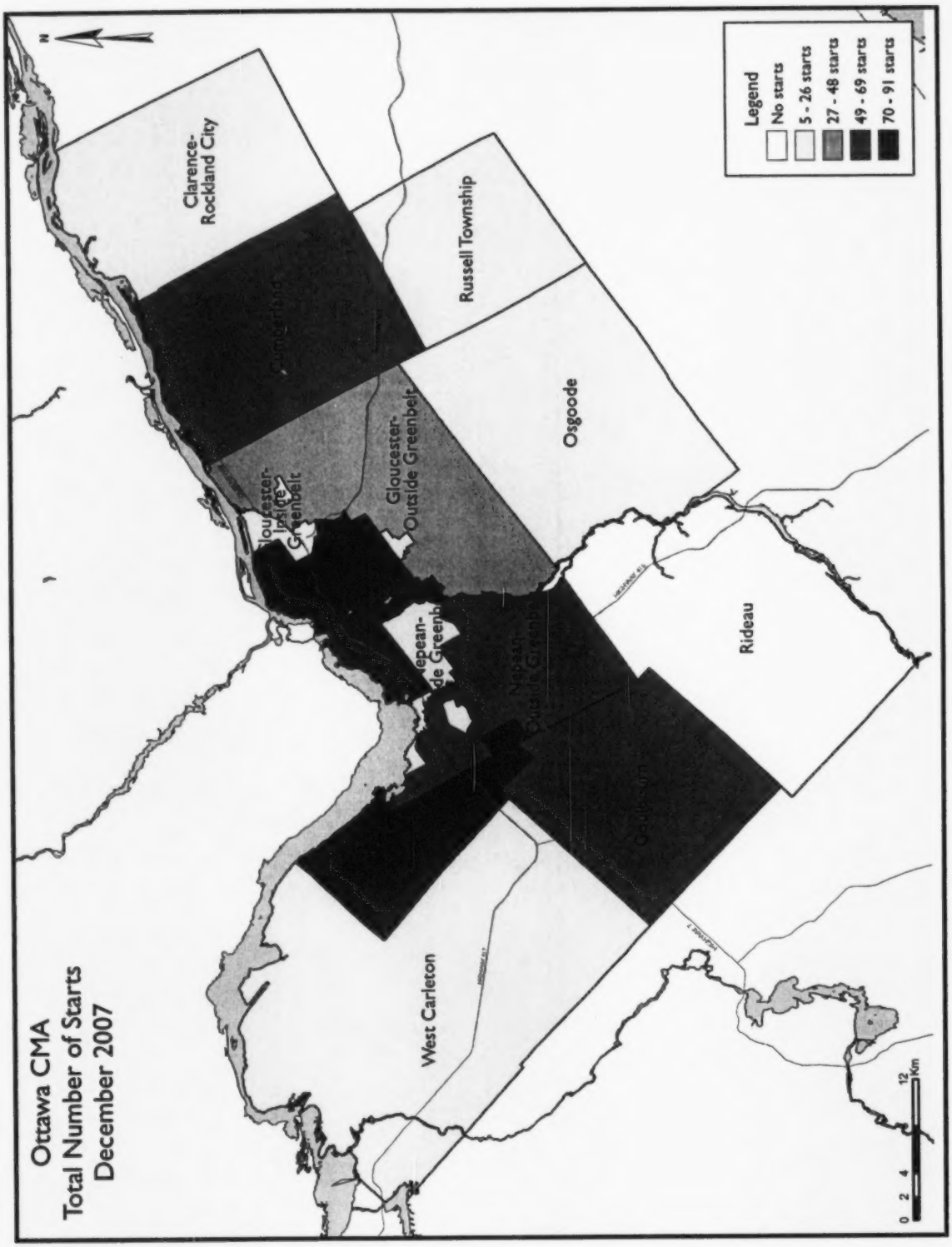
Some areas in the city have experienced stronger growth than others. Stittsville recorded the biggest sales increase of 12 per cent. However, in terms of volume, the Southeast zone witnessed the greatest number of sales at 1945 units. On the price side, the West End and Nepean showed the strongest growth in prices for the second year in a row. Overall resale prices will continue this increasing trend in 2008, reaching an average resale price of $285,000.

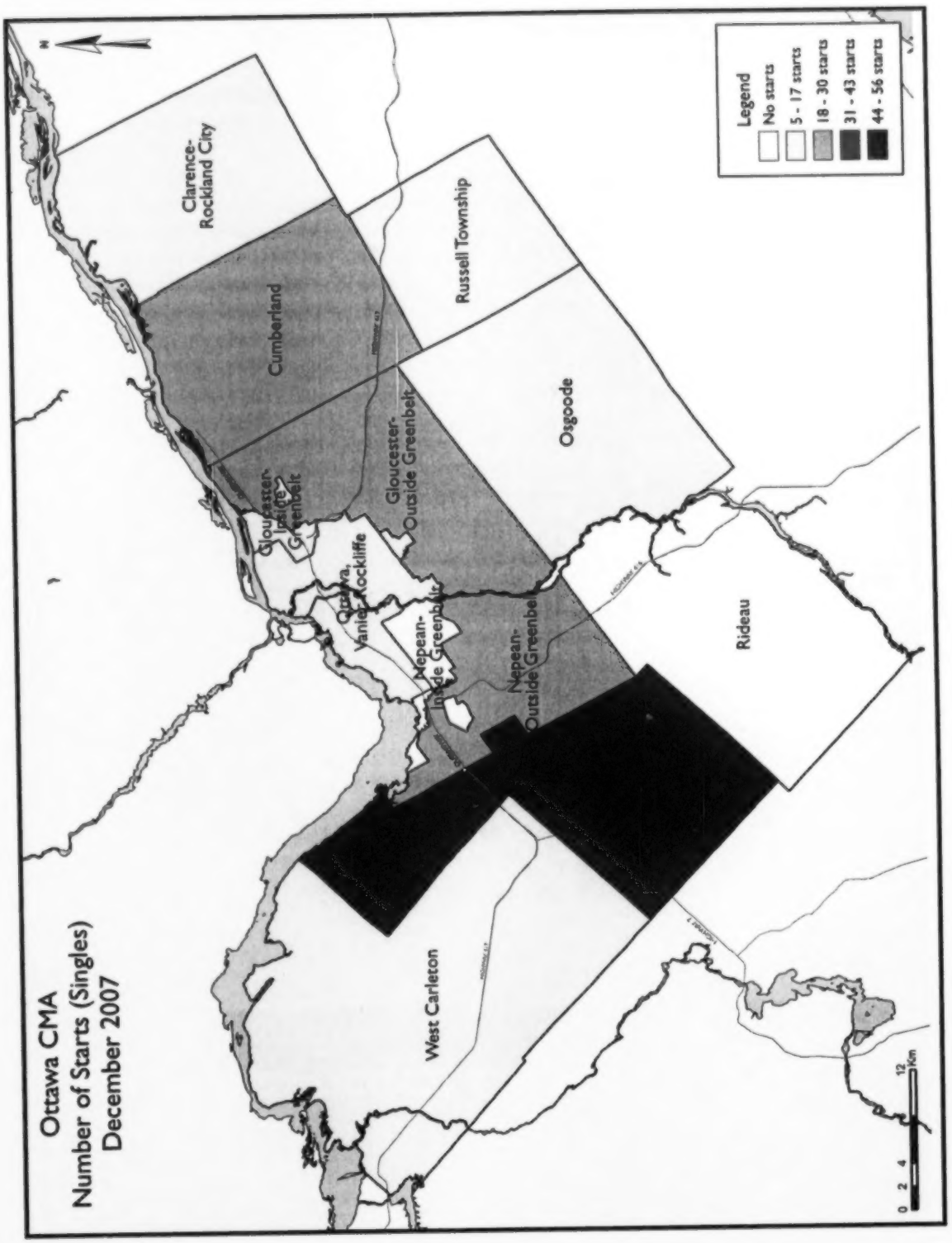
Figure 2

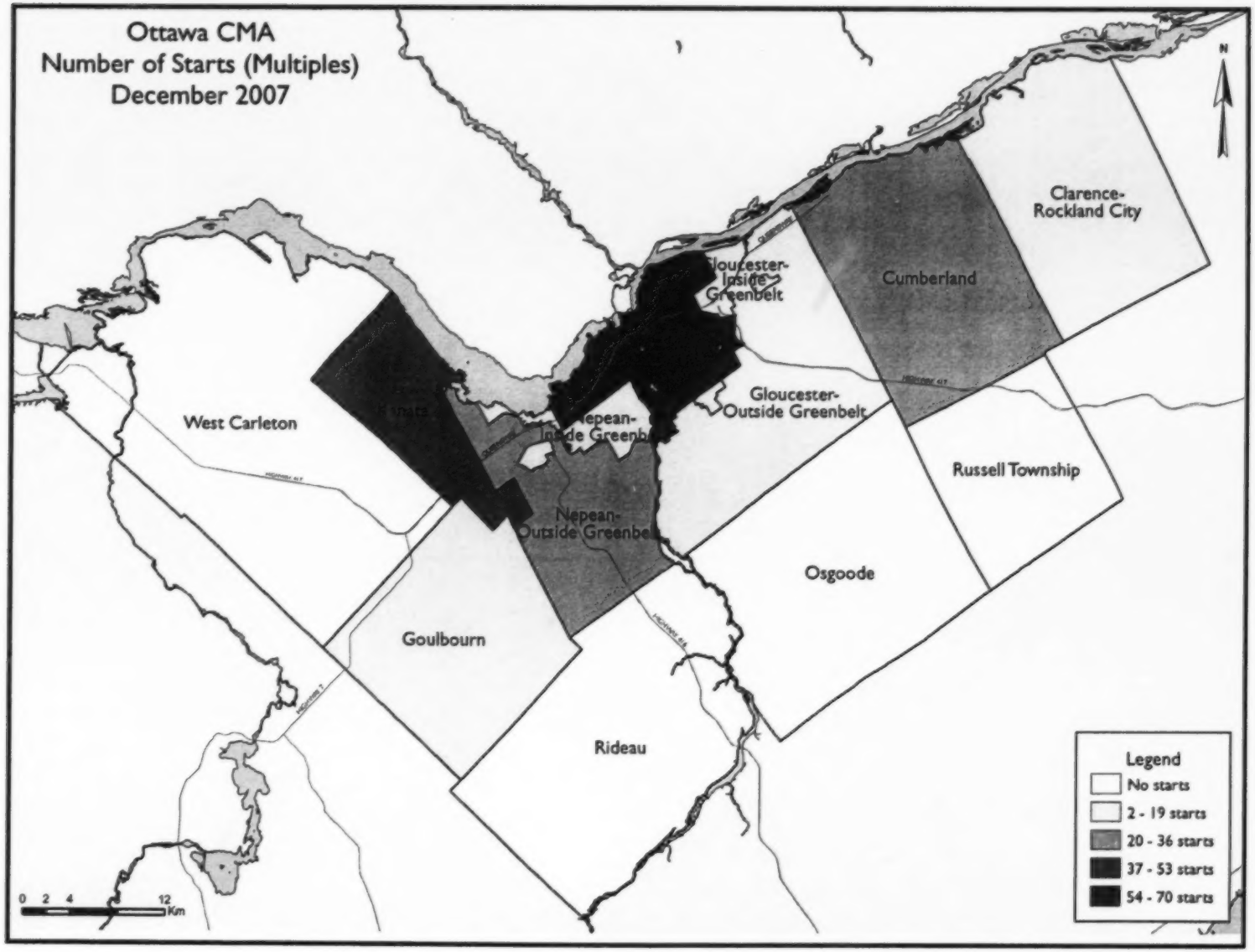
	SALES						PRICES ($)					
	CURRENT MONTH			YEAR-TO-DATE			CURRENT MONTH			YEAR-TO-DATE		
UNIT TYPE	2007	2006	% Chg.	2007	2006	% Chg.	2007	2006	% Chg.	2007	2006	% Chg.
SINGLE- DETACHED	**325**	**371**	**-12.4**	**8,473**	**8,113**	**4.4**	**315,135**	**286,934**	**9.8**	**306,926**	**287,634**	**6.7**
Bungalow	*88*	*129*	*-31.8*	*2,501*	*2,352*	*6.3*	*247,541*	*258,887*	*-4.4*	*266,526*	*253,930*	*5.0*
Two-Storey	*151*	*144*	*4.9*	*4,093*	*3,942*	*3.8*	*364,214*	*334,666*	*8.8*	*345,705*	*320,187*	*8.0*
Other	*86*	*98*	*-12.2*	*1,879*	*1,819*	*3.3*	*298,128*	*253,718*	*17.5*	*276,227*	*260,669*	*6.0*
ROW	**87**	**97**	**-10.3**	**2,106**	**1,934**	**8.9**	**249,552**	**224,512**	**11.2**	**243,999**	**231,547**	**5.4**
SEMI	**39**	**36**	**8.3**	**904**	**843**	**7.2**	**275,207**	**254,509**	**8.1**	**268,747**	**248,623**	**8.1**
CONDOMINIUM	**132**	**175**	**-24.6**	**3,093**	**2,881**	**7.4**	**199,658**	**177,080**	**12.8**	**198,079**	**185,834**	**6.6**
Apartment	*66*	*80*	*-17.5*	*1,512*	*1,350*	*12.0*	*216,761*	*189,731*	*14.2*	*219,290*	*203,210*	*7.9*
Row	*63*	*94*	*-33.0*	*1,560*	*1,501*	*3.9*	*179,304*	*166,090*	*8.0*	*176,148*	*169,752*	*3.8*
Other	*3*	*1*	*200.0*	*21*	*30*	*-30.0*	*250,833*	*198,000*	*26.7*	*299,948*	*208,500*	*43.9*
TOTAL	583	679	-14.1	14,576	13,771	5.8	276,532	247,985	11.5	272,369	256,072	6.4

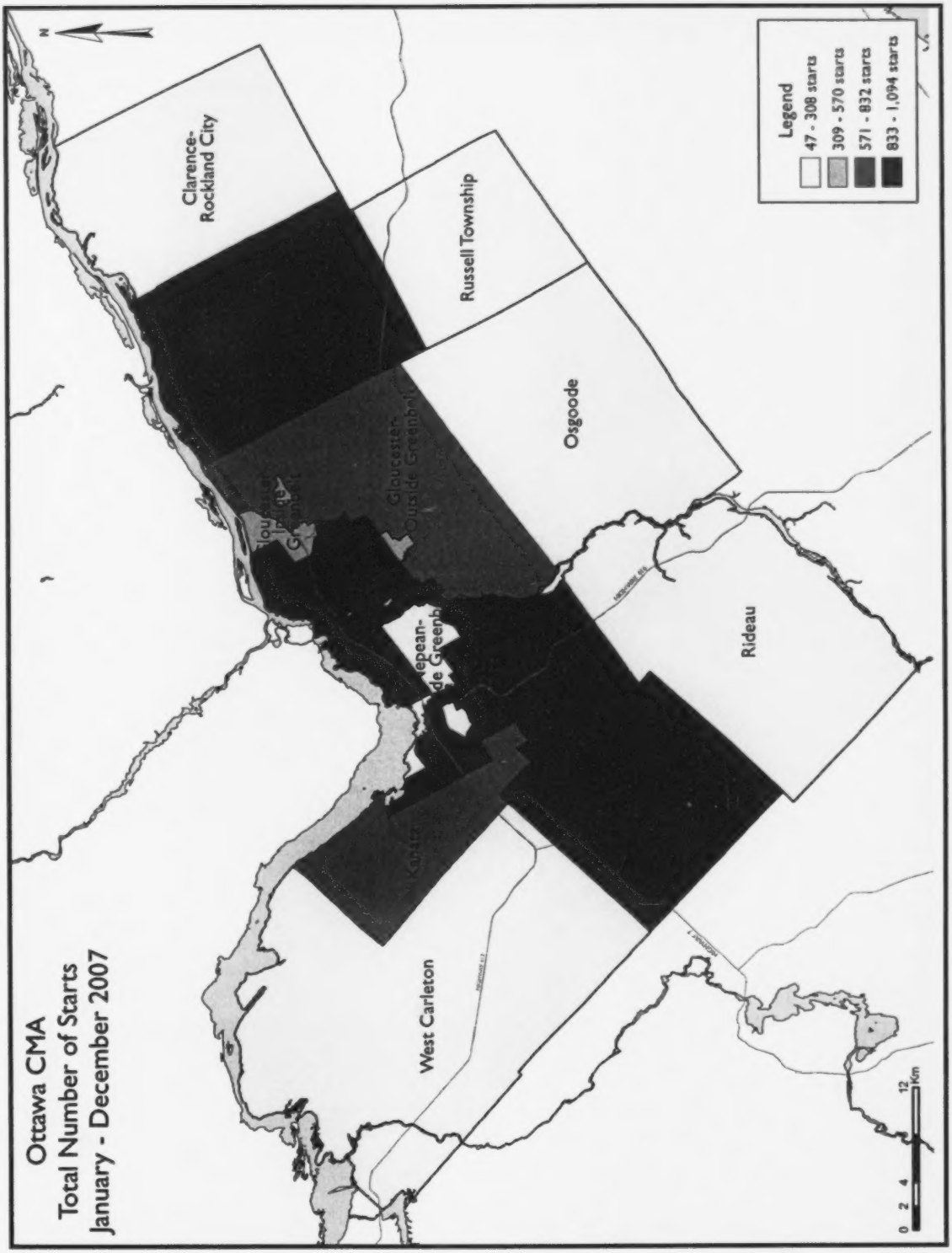
Source: Ottawa Real Estate Board

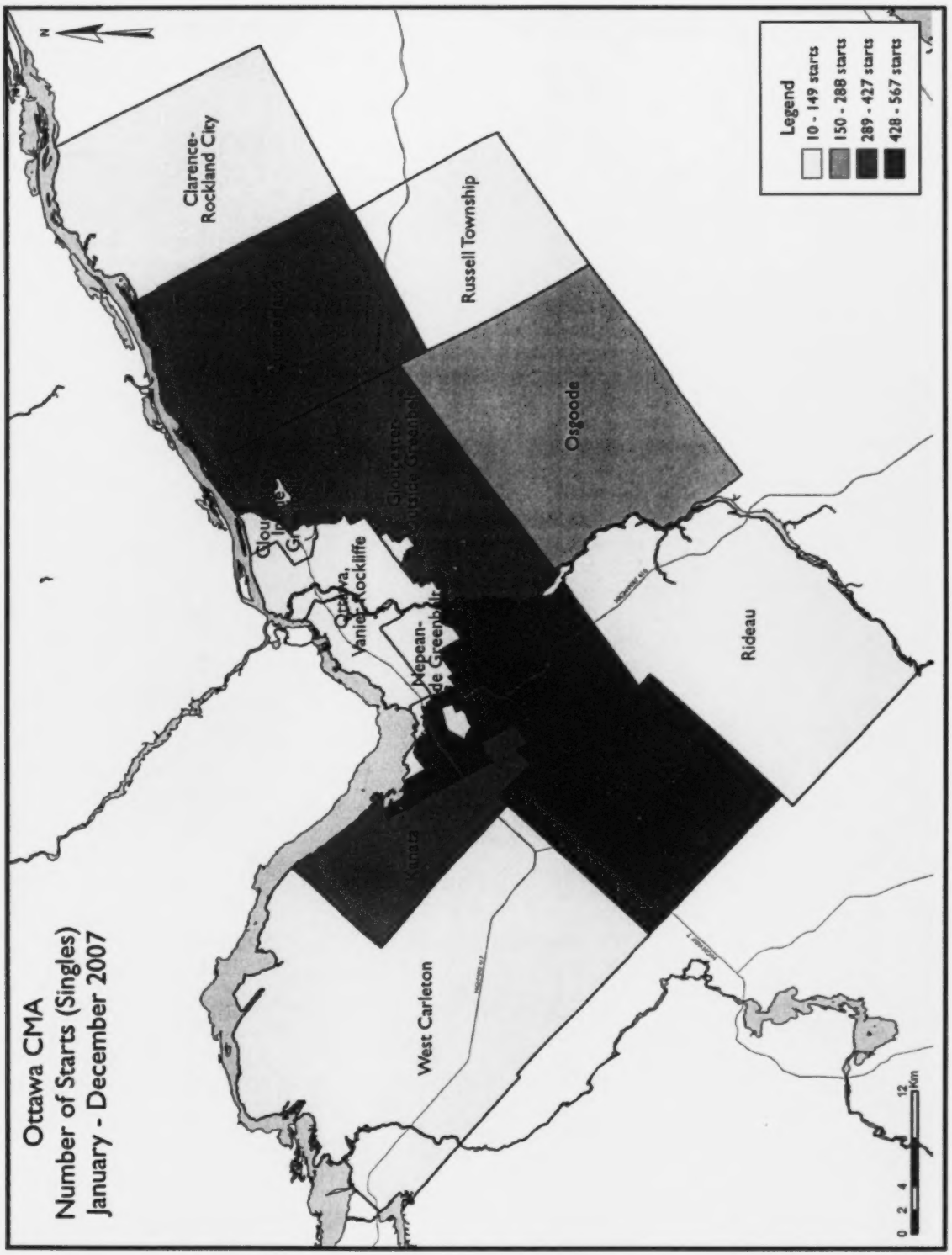

Ottawa CMA
Total Number of Starts
December 2007
Legend
No starts
5 - 26 starts
27 - 48 starts
49 - 69 starts
70 - 91 starts
N
Clarence-Rockland City
Cumberland
Russell Township
Gloucester-Inside Greenbelt
Gloucester-Outside Greenbelt
Osgoode
Nepean-Outside Greenbelt
Rideau
Goulbourn
West Carleton
0 2 4 12 Km

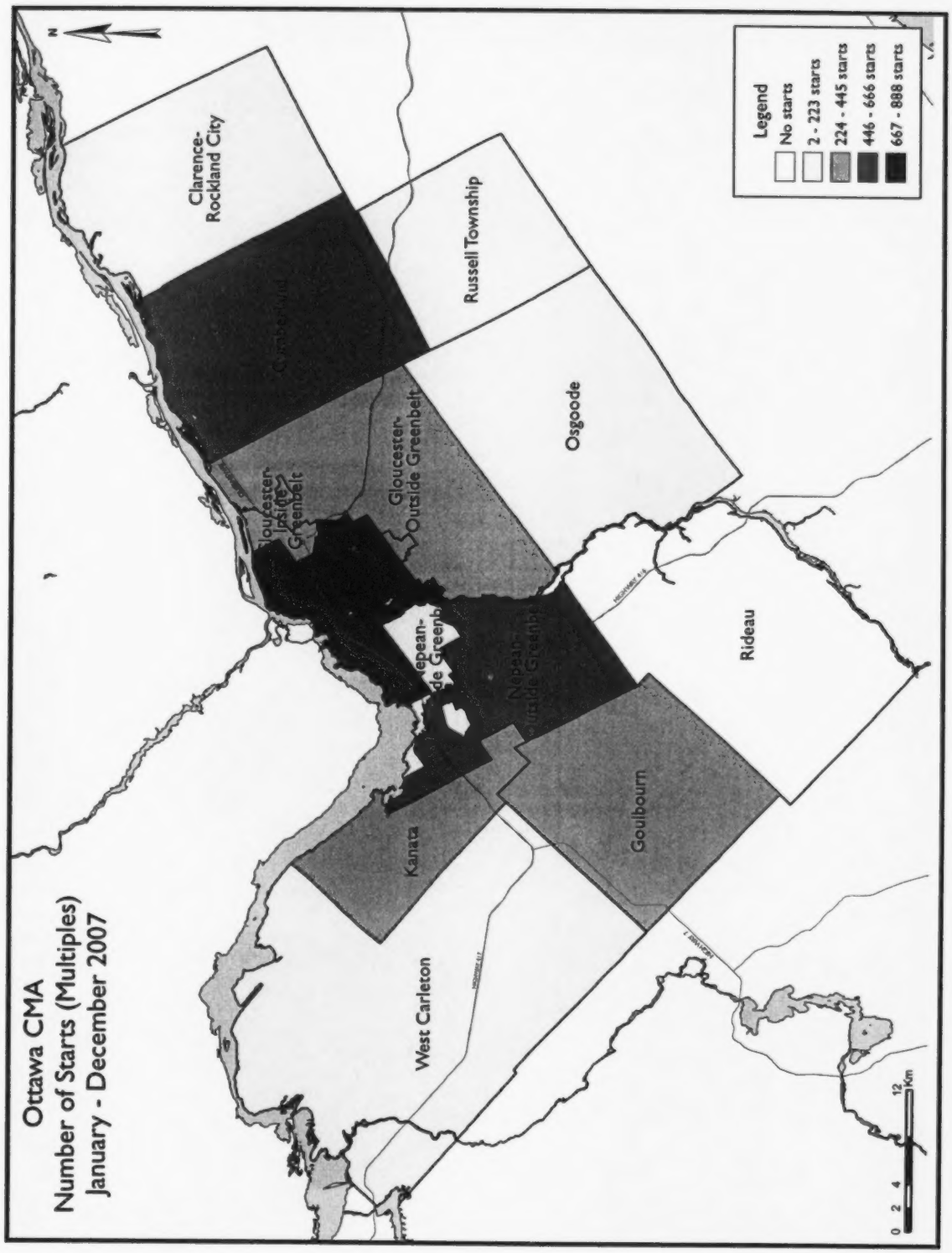

Ottawa CMA
Total Number of Starts
December 2007
Legend
No starts
5 - 26 starts
27 - 48 starts
49 - 69 starts
70 - 91 starts
Clarence-Rockland City
Russell Township
Osgoode
Rideau
West Carleton
Gloucester-Outside Greenbelt
Gloucester-Inside Greenbelt
Cumberland
0 2 4 12 Km


Ottawa CMA
Number of Starts (Singles)
December 2007
Legend
No starts
5 - 17 starts
18 - 30 starts
31 - 43 starts
44 - 56 starts
Clarence-Rockland City
Cumberland
Russell Township
Osgoode
Rideau
West Carleton
Gloucester-Inside Greenbelt
Gloucester-Outside Greenbelt
Nepean-Outside Greenbelt
0 2 4 12 Km


Ottawa CMA
Number of Starts (Multiples)
December 2007
N
Clarence-
Rockland City
Cumberland
Gloucester-
Inside
Greenbelt
Gloucester-
Outside Greenbelt
West Carleton
Nepean-
Outside Greenbelt
Russell Township
Osgoode
Goulbourn
Rideau
Legend
No starts
2 - 19 starts
20 - 36 starts
37 - 53 starts
54 - 70 starts
0 2 4 8 12
Km


Ottawa CMA
Total Number of Starts
January - December 2007
Legend
47 - 308 starts
309 - 570 starts
571 - 832 starts
833 - 1,094 starts
Clarence-Rockland City
Russell Township
Osgoode
Rideau
West Carleton
N
0 2 4 12 Km


Ottawa CMA
Number of Starts (Singles)
January - December 2007
Legend
10 - 149 starts
150 - 288 starts
289 - 427 starts
428 - 567 starts
Clarence-Rockland City
Russell Township
Osgoode
Rideau
West Carleton
Kanata
Nepean-
Ottawa,
Vanier-Rockliffe
Gloucester-
Orléans
0 2 4 12
Km
N


Ottawa CMA
Number of Starts (Multiples)
January - December 2007
Legend
No starts
2 - 223 starts
224 - 445 starts
446 - 666 starts
667 - 888 starts
N
Clarence-Rockland City
Russell Township
Cumberland
Gloucester-Inside Greenbelt
Gloucester-Outside Greenbelt
Osgoode
Nepean-de Greenb
Nepean-Outside Greenb
Rideau
Kanata
Goulbourn
West Carleton
0 2 4 12 Km

HOUSING NOW REPORT TABLES

Available in ALL reports:

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2	Starts by Submarket and by Dwelling Type – Current Month or Quarter
2.1	Starts by Submarket and by Dwelling Type – Year-to-Date
3	Completions by Submarket and by Dwelling Type – Current Month or Quarter
3.1	Completions by Submarket and by Dwelling Type – Year-to-Date
4	Absorbed Single-Detached Units by Price Range
5	MLS® Residential Activity
6	Economic Indicators

Available in SELECTED Reports:

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1.2	History of Housing Activity (once a year)
2.2	Starts by Submarket, by Dwelling Type and by Intended Market – Current Month or Quarter
2.3	Starts by Submarket, by Dwelling Type and by Intended Market – Year-to-Date
2.4	Starts by Submarket and by Intended Market – Current Month or Quarter
2.5	Starts by Submarket and by Intended Market – Year-to-Date
3.2	Completions by Submarket, by Dwelling Type and by Intended Market – Current Month or Quarter
3.3	Completions by Submarket, by Dwelling Type and by Intended Market – Year-to-Date
3.4	Completions by Submarket and by Intended Market – Current Month or Quarter
3.5	Completions by Submarket and by Intended Market – Year-to-Date
4.1	Average Price ($) of Absorbed Single-Detached Units

SYMBOLS

n/a	Not applicable
*	Totals may not add up due to co-operatives and unknown market types
**	Percent change > 200%
-	Nil or zero
--	Amount too small to be expressed
SA	Monthly figures are adjusted to remove normal seasonal variation

Table 1: Housing Activity Summary of Ottawa-Gatineau CMA (Ontario Portion) December 2007

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
December 2007	229	26	169	0	0	21	0	0	445
December 2006	227	18	155	0	3	160	40	0	603
% Change	0.9	44.4	9.0	n/a	-100.0	-86.9	-100.0	n/a	-26.2
Year-to-date 2007	2,973	292	1,879	0	99	1,057	8	198	6,506
Year-to-date 2006	2,480	383	1,532	0	189	1,183	84	24	5,875
% Change	19.9	-23.8	22.7	n/a	-47.6	-10.7	-90.5	**	10.7
UNDER CONSTRUCTION									
December 2007	1,839	184	1,187	0	85	1,486	8	162	5,013
December 2006	1,369	191	838	0	42	1,629	81	23	4,173
% Change	34.3	-3.7	41.6	n/a	102.4	-8.8	-90.1	**	20.1
COMPLETIONS									
December 2007	225	24	159	0	10	86	0	0	504
December 2006	248	36	150	0	11	22	3	0	470
% Change	-9.3	-33.3	6.0	n/a	-9.1	**	-100.0	n/a	7.2
Year-to-date 2007	2,500	293	1,486	0	53	1,200	87	59	5,678
Year-to-date 2006	2,325	380	1,410	0	225	712	75	91	5,301
% Change	7.5	-22.9	5.4	n/a	-76.4	68.5	16.0	-35.2	7.1
COMPLETED & NOT ABSORBED									
December 2007	58	13	95	0	8	225	3	20	422
December 2006	59	24	64	0	12	79	3	56	297
% Change	-1.7	-45.8	48.4	n/a	-33.3	184.8	0.0	-64.3	42.1
ABSORBED									
December 2007	218	21	152	0	9	109	0	1	510
December 2006	242	33	153	0	11	25	3	2	469
% Change	-9.9	-36.4	-0.7	n/a	-18.2	**	-100.0	-50.0	8.7
Year-to-date 2007	2,532	304	1,455	0	57	1,054	87	59	5,548
Year-to-date 2006	2,333	378	1,456	0	223	731	19	166	5,306
% Change	8.5	-19.6	-0.1	n/a	-74.4	44.2	**	-64.5	4.6

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.1: Housing Activity Summary by Submarket
December 2007

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
Ottawa City									
December 2007	212	24	169	0	0	21	0	0	426
December 2006	205	16	155	0	3	160	40	0	579
Ottawa, Vanier, Rockcliffe									
December 2007	7	10	39	0	0	21	0	0	77
December 2006	12	4	28	0	3	96	0	0	143
Nepean inside greenbelt									
December 2007	0	0	13	0	0	0	0	0	13
December 2006	0	0	0	0	0	0	0	0	0
Nepean outside greenbelt									
December 2007	27	4	21	0	0	0	0	0	52
December 2006	36	0	38	0	0	24	0	0	98
Gloucester inside greenbelt									
December 2007	6	0	9	0	0	0	0	0	15
December 2006	1	0	6	0	0	0	0	0	7
Gloucester outside greenbelt									
December 2007	27	0	16	0	0	0	0	0	43
December 2006	25	2	13	0	0	0	40	0	80
Kanata									
December 2007	50	8	33	0	0	0	0	0	91
December 2006	14	2	17	0	0	12	0	0	45
Cumberland									
December 2007	23	2	27	0	0	0	0	0	52
December 2006	36	2	16	0	0	28	0	0	82
Goulbourn									
December 2007	56	0	11	0	0	0	0	0	67
December 2006	62	6	37	0	0	0	0	0	105
West Carleton									
December 2007	6	0	0	0	0	0	0	0	6
December 2006	9	0	0	0	0	0	0	0	9
Rideau									
December 2007	0	0	0	0	0	0	0	0	0
December 2006	2	0	0	0	0	0	0	0	2
Osgoode									
December 2007	10	0	0	0	0	0	0	0	10
December 2006	8	0	0	0	0	0	0	0	8
Clarence-Rockland City									
December 2007	12	2	0	0	0	0	0	0	14
December 2006	14	0	0	0	0	0	0	0	14
Russell Township									
December 2007	5	0	0	0	0	0	0	0	5
December 2006	8	2	0	0	0	0	0	0	10
Ottawa-Gatineau CMA (Ontario portion)									
December 2007	229	26	169	0	0	21	0	0	445
December 2006	227	18	155	0	3	160	40	0	603

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.1: Housing Activity Summary by Submarket
December 2007

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
UNDER CONSTRUCTION									
Ottawa City									
December 2007	1,730	180	1,187	0	85	1,472	8	147	4,871
December 2006	1,277	189	838	0	42	1,629	77	23	4,075
Ottawa, Vanier, Rockcliffe									
December 2007	90	50	98	0	0	1,097	0	147	1,482
December 2006	86	43	85	0	3	1,173	8	3	1,401
Nepean inside greenbelt									
December 2007	9	6	45	0	12	111	0	0	183
December 2006	10	22	0	0	0	0	0	0	32
Nepean outside greenbelt									
December 2007	388	8	176	0	7	120	0	0	699
December 2006	319	4	217	0	0	176	0	0	716
Gloucester inside greenbelt									
December 2007	41	10	131	0	0	8	0	0	252
December 2006	26	14	26	0	0	128	0	20	214
Gloucester outside greenbelt									
December 2007	170	20	118	0	0	0	8	0	316
December 2006	120	48	77	0	0	16	69	0	330
Kanata									
December 2007	224	30	232	0	2	0	0	0	488
December 2006	138	24	186	0	23	52	0	0	423
Cumberland									
December 2007	255	24	256	0	64	40	0	0	639
December 2006	209	2	159	0	16	84	0	0	470
Goulbourn									
December 2007	351	30	126	0	0	96	0	0	603
December 2006	197	32	88	0	0	0	0	0	317
West Carleton									
December 2007	67	0	5	0	0	0	0	0	72
December 2006	65	0	0	0	0	0	0	0	65
Rideau									
December 2007	34	0	0	0	0	0	0	0	34
December 2006	25	0	0	0	0	0	0	0	25
Osgoode									
December 2007	101	2	0	0	0	0	0	0	103
December 2006	82	0	0	0	0	0	0	0	82
Clarence-Rockland City									
December 2007	63	4	0	0	0	0	0	15	82
December 2006	64	0	0	0	0	0	4	0	68
Russell Township									
December 2007	46	0	0	0	0	14	0	0	60
December 2006	28	2	0	0	0	0	0	0	30
Ottawa-Gatineau CMA (Ontario portion)									
December 2007	1,839	184	1,187	0	85	1,486	8	162	5,013
December 2006	1,369	191	838	0	42	1,629	81	23	4,173

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.1: Housing Activity Summary by Submarket
December 2007

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
COMPLETIONS									
Ottawa City									
December 2007	202	24	159	0	10	86	0	0	481
December 2006	229	34	150	0	11	22	3	0	449
Ottawa, Vanier, Rockcliffe									
December 2007	9	8	4	0	0	22	0	0	43
December 2006	8	2	0	0	0	6	0	0	16
Nepean inside greenbelt									
December 2007	0	0	0	0	0	0	0	0	0
December 2006	2	8	0	0	0	0	0	0	10
Nepean outside greenbelt									
December 2007	35	4	34	0	10	12	0	0	95
December 2006	57	4	73	0	0	0	0	0	134
Gloucester inside greenbelt									
December 2007	6	0	4	0	0	28	0	0	38
December 2006	3	0	0	0	0	0	3	0	6
Gloucester outside greenbelt									
December 2007	38	8	27	0	0	0	0	0	73
December 2006	20	10	22	0	0	0	0	0	52
Kanata									
December 2007	19	4	12	0	0	0	0	0	35
December 2006	36	6	27	0	11	0	0	0	80
Cumberland									
December 2007	33	0	45	0	0	24	0	0	102
December 2006	41	4	4	0	0	16	0	0	65
Goulbourn									
December 2007	28	0	33	0	0	0	0	0	61
December 2006	40	0	24	0	0	0	0	0	64
West Carleton									
December 2007	5	0	0	0	0	0	0	0	5
December 2006	8	0	0	0	0	0	0	0	8
Rideau									
December 2007	4	0	0	0	0	0	0	0	4
December 2006	4	0	0	0	0	0	0	0	4
Osgoode									
December 2007	25	0	0	0	0	0	0	0	25
December 2006	10	0	0	0	0	0	0	0	10
Clarence-Rockland City									
December 2007	10	0	0	0	0	0	0	0	10
December 2006	8	2	0	0	0	0	0	0	10
Russell Township									
December 2007	13	0	0	0	0	0	0	0	13
December 2006	11	0	0	0	0	0	0	0	11
Ottawa-Gatineau CMA (Ontario portion)									
December 2007	225	24	159	0	10	86	0	0	504
December 2006	248	36	150	0	11	22	3	0	470

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.1: Housing Activity Summary by Submarket
December 2007

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
COMPLETED & NOT ABSORBED									
Ottawa City									
December 2007	55	13	95	0	8	225	3	20	419
December 2006	53	24	64	0	12	79	3	56	291
Ottawa, Vanier, Rockcliffe									
December 2007	5	6	6	0	0	151	0	20	188
December 2006	9	8	6	0	3	33	2	56	117
Nepean inside greenbelt									
December 2007	0	1	1	0	0	22	0	0	24
December 2006	0	7	1	0	0	38	0	0	46
Nepean outside greenbelt									
December 2007	10	4	31	0	5	22	1	0	73
December 2006	5	4	17	0	2	7	1	0	36
Gloucester inside greenbelt									
December 2007	1	0	3	0	0	8	0	0	12
December 2006	0	1	0	0	0	0	0	0	1
Gloucester outside greenbelt									
December 2007	3	0	11	0	0	8	2	0	24
December 2006	2	2	16	0	0	0	0	0	20
Kanata									
December 2007	4	1	13	0	3	5	0	0	26
December 2006	4	1	13	0	7	1	0	0	26
Cumberland									
December 2007	6	0	17	0	0	2	0	0	25
December 2006	6	0	5	0	0	0	0	0	11
Goulbourn									
December 2007	12	1	13	0	0	7	0	0	33
December 2006	11	1	6	0	0	0	0	0	18
West Carleton									
December 2007	1	0	0	0	0	0	0	0	1
December 2006	2	0	0	0	0	0	0	0	2
Rideau									
December 2007	1	0	0	0	0	0	0	0	1
December 2006	5	0	0	0	0	0	0	0	5
Osgoode									
December 2007	12	0	0	0	0	0	0	0	12
December 2006	9	0	0	0	0	0	0	0	9
Clarence-Rockland City									
December 2007	1	0	0	0	0	0	0	0	1
December 2006	0	0	0	0	0	0	0	0	0
Russell Township									
December 2007	2	0	0	0	0	0	0	0	2
December 2006	6	0	0	0	0	0	0	0	6
Ottawa-Gatineau CMA (Ontario portion)									
December 2007	58	13	95	0	8	225	3	20	422
December 2006	59	24	64	0	12	79	3	56	297

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.1: Housing Activity Summary by Submarket
December 2007

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
ABSORBED									
Ottawa City									
December 2007	194	21	152	0	9	109	0	1	486
December 2006	222	31	153	0	11	25	3	2	447
Ottawa, Vanier, Rockcliffe									
December 2007	6	4	4	0	0	42	0	1	57
December 2006	7	3	3	0	1	3	0	2	19
Nepean inside greenbelt									
December 2007	0	1	0	0	0	2	0	0	3
December 2006	2	5	0	0	0	3	0	0	10
Nepean outside greenbelt									
December 2007	34	4	35	0	8	9	0	0	90
December 2006	56	3	73	0	0	3	0	0	135
Gloucester inside greenbelt									
December 2007	7	0	1	0	0	29	0	0	37
December 2006	3	1	0	0	0	0	3	0	7
Gloucester outside greenbelt									
December 2007	36	8	27	0	0	0	0	0	71
December 2006	20	9	22	0	0	0	0	0	51
Kanata									
December 2007	19	4	12	0	1	1	0	0	37
December 2006	34	5	31	0	10	0	0	0	80
Cumberland									
December 2007	33	0	45	0	0	23	0	0	101
December 2006	40	5	4	0	0	16	0	0	65
Goulbourn									
December 2007	28	0	28	0	0	3	0	0	59
December 2006	39	0	20	0	0	0	0	0	59
West Carleton									
December 2007	5	0	0	0	0	0	0	0	5
December 2006	7	0	0	0	0	0	0	0	7
Rideau									
December 2007	5	0	0	0	0	0	0	0	5
December 2006	3	0	0	0	0	0	0	0	3
Osgoode									
December 2007	21	0	0	0	0	0	0	0	21
December 2006	11	0	0	0	0	0	0	0	11
Clarence-Rockland City									
December 2007	10	0	0	0	0	0	0	0	10
December 2006	8	2	0	0	0	0	0	0	10
Russell Township									
December 2007	14	0	0	0	0	0	0	0	14
December 2006	12	0	0	0	0	0	0	0	12
Ottawa-Gatineau CMA (Ontario portion)									
December 2007	218	21	152	0	9	109	0	1	510
December 2006	242	33	153	0	11	25	3	2	469

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: History of Housing Starts of Ottawa-Gatineau CMA (Ontario Portion) 1998 - 2007

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
2007	2,973	292	1,879	0	99	1,057	8	198	6,506
% Change	19.9	-23.8	22.7	n/a	-47.6	-10.7	-90.5	**	10.7
2006	2,480	383	1,532	0	189	1,183	84	24	5,875
% Change	5.5	29.4	24.7	n/a	-34.8	86.6	104.9	-59.3	17.9
2005	2,350	296	1,229	0	290	634	41	59	4,982
% Change	-27.6	-10.3	-35.1	n/a	-28.2	-39.6	-76.8	-59.6	-31.2
2004	3,244	330	1,893	0	404	1,049	177	146	7,243
% Change	6.2	-7.6	-11.5	n/a	**	105.3	185.5	-25.9	13.5
2003	3,054	357	2,138	0	42	511	62	197	6,381
% Change	-19.8	13.7	18.7	n/a	200.0	-31.6	-67.2	-78.7	-18.2
2002	3,806	314	1,801	0	14	747	189	924	7,796
% Change	8.7	-6.0	16.9	n/a	-89.0	162.1	107.7	171.0	24.7
2001	3,502	334	1,540	0	127	285	91	341	6,251
% Change	0.3	-15.7	13.7	n/a	n/a	**	**	-32.2	8.0
2000	3,492	396	1,355	0	0	30	8	503	5,786
% Change	23.5	60.3	12.5	n/a	-100.0	-76.2	-33.3	n/a	30.1
1999	2,828	247	1,204	0	12	126	12	0	4,447
% Change	25.9	128.7	4.5	n/a	50.0	n/a	50.0	-100.0	23.0
1998	2,246	108	1,152	0	8	0	8	93	3,615

Source: CMHC (Starts and Completions Survey)

Table 2: Starts by Submarket and by Dwelling Type
December 2007

Submarket	Single		Semi		Row		Apt. & Other		Total		
	Dec 2007	Dec 2006	Dec 2007	Dec 2006	Dec 2007	Dec 2006	Dec 2007	Dec 2006	Dec 2007	Dec 2006	% Change
Ottawa City	212	205	24	16	169	198	21	160	426	579	-26.4
Ottawa, Vanier, Rockcliffe	7	12	10	4	39	31	21	96	77	143	-46.2
Nepean inside greenbelt	0	0	0	0	13	0	0	0	13	0	n/a
Nepean outside greenbelt	27	36	4	0	21	38	0	24	52	98	-46.9
Gloucester inside greenbelt	6	1	0	0	9	6	0	0	15	7	114.3
Gloucester outside greenbelt	27	25	0	2	16	53	0	0	43	80	-46.3
Kanata	50	14	8	2	33	17	0	12	91	45	102.2
Cumberland	23	36	2	2	27	16	0	28	52	82	-36.6
Goulbourn	56	62	0	6	11	37	0	0	67	105	-36.2
West Carleton	6	9	0	0	0	0	0	0	6	9	-33.3
Rideau	0	2	0	0	0	0	0	0	0	2	-100.0
Osgoode	10	8	0	0	0	0	0	0	10	8	25.0
Clarence-Rockland City	12	14	2	0	0	0	0	0	14	14	0.0
Russell Township	5	8	0	2	0	0	0	0	5	10	-50.0
Ottawa-Gatineau CMA (Ontario Portion)	229	227	26	18	169	198	21	160	445	603	-26.2

Table 2.1: Starts by Submarket and by Dwelling Type
January - December 2007

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2007	YTD 2006	YTD 2007	YTD 2006	YTD 2007	YTD 2006	YTD 2007	YTD 2006	YTD 2007	YTD 2006	% Change
Ottawa City	2,722	2,252	292	367	1,954	1,789	1,250	1,219	6,218	5,627	10.5
Ottawa, Vanier, Rockcliffe	128	131	68	61	123	152	697	869	1,016	1,213	-16.2
Nepean inside greenbelt	10	21	20	34	71	6	111	2	212	63	**
Nepean outside greenbelt	567	518	16	28	381	467	130	164	1,094	1,177	-7.1
Gloucester inside greenbelt	86	26	10	14	179	23	120	0	395	63	**
Gloucester outside greenbelt	320	256	72	148	227	358	0	32	619	794	-22.0
Kanata	315	242	38	40	329	345	0	52	682	679	0.4
Cumberland	427	419	28	6	453	317	72	100	980	842	16.4
Goulbourn	548	353	38	36	186	121	120	0	892	510	74.9
West Carleton	97	94	0	0	5	0	0	0	102	94	8.5
Rideau	47	35	0	0	0	0	0	0	47	35	34.3
Osgoode	177	157	2	0	0	0	0	0	179	157	14.0
Clarence-Rockland City	135	132	6	14	0	4	15	0	156	150	4.0
Russell Township	116	96	2	2	0	0	14	0	132	98	34.7
Ottawa-Gatineau CMA (Ontario Portion)	2,973	2,480	300	383	1,954	1,793	1,279	1,219	6,506	5,875	10.7

Source: CMHC (Starts and Completions Survey)

Table 2.2: Starts by Submarket, by Dwelling Type and by Intended Market
December 2007

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Dec 2007	Dec 2006	Dec 2007	Dec 2006	Dec 2007	Dec 2006	Dec 2007	Dec 2006
Ottawa City	169	158	0	40	21	160	0	0
Ottawa, Vanier, Rockcliffe	39	31	0	0	21	96	0	0
Nepean inside greenbelt	13	0	0	0	0	0	0	0
Nepean outside greenbelt	21	38	0	0	0	24	0	0
Gloucester inside greenbelt	9	6	0	0	0	0	0	0
Gloucester outside greenbelt	16	13	0	40	0	0	0	0
Kanata	33	17	0	0	0	12	0	0
Cumberland	27	16	0	0	0	28	0	0
Goulbourn	11	37	0	0	0	0	0	0
West Carleton	0	0	0	0	0	0	0	0
Rideau	0	0	0	0	0	0	0	0
Osgoode	0	0	0	0	0	0	0	0
Clarence-Rockland City	0	0	0	0	0	0	0	0
Russell Township	0	0	0	0	0	0	0	0
Ottawa-Gatineau CMA (Ontario Portion)	169	158	0	40	21	160	0	0

Table 2.3: Starts by Submarket, by Dwelling Type and by Intended Market
January - December 2007

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2007	YTD 2006	YTD 2007	YTD 2006	YTD 2007	YTD 2006	YTD 2007	YTD 2006
Ottawa City	1,954	1,705	0	84	1,067	1,195	183	24
Ottawa, Vanier, Rockcliffe	123	143	0	9	550	863	147	6
Nepean inside greenbelt	71	6	0	0	111	0	0	2
Nepean outside greenbelt	381	467	0	0	130	164	0	0
Gloucester inside greenbelt	179	20	0	3	84	0	36	0
Gloucester outside greenbelt	227	286	0	72	0	16	0	16
Kanata	329	345	0	0	0	52	0	0
Cumberland	453	317	0	0	72	100	0	0
Goulbourn	186	121	0	0	120	0	0	0
West Carleton	5	0	0	0	0	0	0	0
Rideau	0	0	0	0	0	0	0	0
Osgoode	0	0	0	0	0	0	0	0
Clarence-Rockland City	0	4	0	0	0	0	15	0
Russell Township	0	0	0	0	14	0	0	0
Ottawa-Gatineau CMA (Ontario Portion)	1,954	1,709	0	84	1,081	1,195	198	24

Source: CMHC (Starts and Completions Survey)

Table 2.4: Starts by Submarket and by Intended Market December 2007								
Submarket	Freehold		Condominium		Rental		Total*	
	Dec 2007	Dec 2006	Dec 2007	Dec 2006	Dec 2007	Dec 2006	Dec 2007	Dec 2006
Ottawa City	405	376	21	163	0	40	426	579
Ottawa, Vanier, Rockcliffe	56	44	21	99	0	0	77	143
Nepean inside greenbelt	13	0	0	0	0	0	13	0
Nepean outside greenbelt	52	74	0	24	0	0	52	98
Gloucester inside greenbelt	15	7	0	0	0	0	15	7
Gloucester outside greenbelt	43	40	0	0	0	40	43	80
Kanata	91	33	0	12	0	0	91	45
Cumberland	52	54	0	28	0	0	52	82
Goulbourn	67	105	0	0	0	0	67	105
West Carleton	6	9	0	0	0	0	6	9
Rideau	0	2	0	0	0	0	0	2
Osgoode	10	8	0	0	0	0	10	8
Clarence-Rockland City	14	14	0	0	0	0	14	14
Russell Township	5	10	0	0	0	0	5	10
Ottawa-Gatineau CMA (Ontario Portion)	424	400	21	163	0	40	445	603

Table 2.5: Starts by Submarket and by Intended Market January - December 2007								
Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2007	YTD 2006	YTD 2007	YTD 2006	YTD 2007	YTD 2006	YTD 2007	YTD 2006
Ottawa City	4,885	4,147	1,142	1,372	191	108	6,218	5,627
Ottawa, Vanier, Rockcliffe	323	324	546	874	147	15	1,016	1,213
Nepean inside greenbelt	109	61	103	0	0	2	212	63
Nepean outside greenbelt	941	953	153	224	0	0	1,094	1,177
Gloucester inside greenbelt	275	60	84	0	36	3	395	63
Gloucester outside greenbelt	611	670	0	36	8	88	619	794
Kanata	682	589	0	90	0	0	682	679
Cumberland	844	694	136	148	0	0	980	842
Goulbourn	772	510	120	0	0	0	892	510
West Carleton	102	94	0	0	0	0	102	94
Rideau	47	35	0	0	0	0	47	35
Osgoode	179	157	0	0	0	0	179	157
Clarence-Rockland City	141	150	0	0	15	0	156	150
Russell Township	118	98	14	0	0	0	132	98
Ottawa-Gatineau CMA (Ontario Portion)	5,144	4,395	1,156	1,372	206	108	6,506	5,875

Source: CMHC (Starts and Completions Survey)

Table 3: Completions by Submarket and by Dwelling Type
December 2007

Submarket	Single		Semi		Row		Apt. & Other		Total*		
	Dec 2007	Dec 2006	Dec 2007	Dec 2006	Dec 2007	Dec 2006	Dec 2007	Dec 2006	Dec 2007	Dec 2006	% Change
Ottawa City	202	229	24	34	169	164	86	22	481	449	7.1
Ottawa, Vanier, Rockcliffe	9	8	8	2	4	0	22	6	43	16	168.8
Nepean inside greenbelt	0	2	0	8	0	0	0	0	0	10	-100.0
Nepean outside greenbelt	35	57	4	4	44	73	12	0	95	134	-29.1
Gloucester inside greenbelt	6	3	0	0	4	3	28	0	38	6	**
Gloucester outside greenbelt	38	20	8	10	27	22	0	0	73	52	40.4
Kanata	19	36	4	6	12	38	0	0	35	80	-56.3
Cumberland	33	41	0	4	45	4	24	16	102	65	56.9
Goulbourn	28	40	0	0	33	24	0	0	61	64	-4.7
West Carleton	5	8	0	0	0	0	0	0	5	8	-37.5
Rideau	4	4	0	0	0	0	0	0	4	4	0.0
Osgoode	25	10	0	0	0	0	0	0	25	10	150.0
Clarence-Rockland City	10	8	0	2	0	0	0	0	10	10	0.0
Russell Township	13	11	0	0	0	0	0	0	13	11	18.2
Ottawa-Gatineau CMA (Ontario Portion)	225	248	24	36	169	164	86	22	504	470	7.2

Table 3.1: Completions by Submarket and by Dwelling Type
January - December 2007

Submarket	Single		Semi		Row		Apt. & Other		Total*		
	YTD 2007	YTD 2006	YTD 2007	YTD 2006	YTD 2007	YTD 2006	YTD 2007	YTD 2006	YTD 2007	YTD 2006	% Change
Ottawa City	2,269	2,103	297	362	1,610	1,728	1,260	807	5,436	5,000	8.7
Ottawa, Vanier, Rockcliffe	124	122	63	60	118	137	644	386	949	705	34.6
Nepean inside greenbelt	12	21	36	14	14	118	0	143	62	296	-79.1
Nepean outside greenbelt	497	439	12	36	415	469	186	100	1,110	1,044	6.3
Gloucester inside greenbelt	71	31	14	30	60	3	212	26	357	90	**
Gloucester outside greenbelt	270	219	92	156	233	313	26	28	621	716	-13.3
Kanata	229	268	34	20	302	369	52	58	617	715	-13.7
Cumberland	381	405	6	32	320	286	116	48	823	771	6.7
Goulbourn	394	261	40	14	148	33	24	18	606	326	85.9
West Carleton	95	133	0	0	0	0	0	0	95	133	-28.6
Rideau	38	46	0	0	0	0	0	0	38	46	-17.4
Osgoode	158	158	0	0	0	0	0	0	158	158	0.0
Clarence-Rockland City	133	106	2	18	4	0	1	57	140	181	-22.7
Russell Township	98	116	4	4	0	0	0	0	102	120	-15.0
Ottawa-Gatineau CMA (Ontario Portion)	2,500	2,325	303	384	1,614	1,728	1,261	864	5,678	5,301	7.1

Source: CMHC (Starts and Completions Survey)

Table 3.2: Completions by Submarket, by Dwelling Type and by Intended Market
December 2007

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Dec 2007	Dec 2006	Dec 2007	Dec 2006	Dec 2007	Dec 2006	Dec 2007	Dec 2006
Ottawa City	169	161	0	3	86	22	0	0
Ottawa, Vanier, Rockcliffe	4	0	0	0	22	6	0	0
Nepean inside greenbelt	0	0	0	0	0	0	0	0
Nepean outside greenbelt	44	73	0	0	12	0	0	0
Gloucester inside greenbelt	4	0	0	3	28	0	0	0
Gloucester outside greenbelt	27	22	0	0	0	0	0	0
Kanata	12	38	0	0	0	0	0	0
Cumberland	45	4	0	0	24	16	0	0
Goulbourn	33	24	0	0	0	0	0	0
West Carleton	0	0	0	0	0	0	0	0
Rideau	0	0	0	0	0	0	0	0
Osgoode	0	0	0	0	0	0	0	0
Clarence-Rockland City	0	0	0	0	0	0	0	0
Russell Township	0	0	0	0	0	0	0	0
Ottawa-Gatineau CMA (Ontario Portion)	169	161	0	3	86	22	0	0

Table 3.3: Completions by Submarket, by Dwelling Type and by Intended Market
January - December 2007

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2007	YTD 2006	YTD 2007	YTD 2006	YTD 2007	YTD 2006	YTD 2007	YTD 2006
Ottawa City	1,535	1,632	75	71	1,201	685	59	64
Ottawa, Vanier, Rockcliffe	112	134	6	3	641	342	3	44
Nepean inside greenbelt	14	59	0	59	0	141	0	2
Nepean outside greenbelt	415	469	0	0	186	100	0	0
Gloucester inside greenbelt	60	0	0	3	156	26	56	0
Gloucester outside greenbelt	164	307	69	6	26	28	0	0
Kanata	302	344	0	0	52	0	0	0
Cumberland	320	286	0	0	116	48	0	0
Goulbourn	148	33	0	0	24	0	0	18
West Carleton	0	0	0	0	0	0	0	0
Rideau	0	0	0	0	0	0	0	0
Osgoode	0	0	0	0	0	0	0	0
Clarence-Rockland City	0	0	4	0	1	30	0	27
Russell Township	0	0	0	0	0	0	0	0
Ottawa-Gatineau CMA (Ontario Portion)	1,535	1,632	79	71	1,202	715	59	91

Source: CMHC (Starts and Completions Survey)

Table 3.4: Completions by Submarket and by Intended Market
December 2007

Submarket	Freehold		Condominium		Rental		Total*	
	Dec 2007	Dec 2006	Dec 2007	Dec 2006	Dec 2007	Dec 2006	Dec 2007	Dec 2006
Ottawa City	385	413	96	33	0	3	481	449
Ottawa, Vanier, Rockcliffe	21	10	22	6	0	0	43	16
Nepean inside greenbelt	0	10	0	0	0	0	0	10
Nepean outside greenbelt	73	134	22	0	0	0	95	134
Gloucester inside greenbelt	10	3	28	0	0	3	38	6
Gloucester outside greenbelt	73	52	0	0	0	0	73	52
Kanata	35	69	0	11	0	0	35	80
Cumberland	78	49	24	16	0	0	102	65
Goulbourn	61	64	0	0	0	0	61	64
West Carleton	5	8	0	0	0	0	5	8
Rideau	4	4	0	0	0	0	4	4
Osgoode	25	10	0	0	0	0	25	10
Clarence-Rockland City	10	10	0	0	0	0	10	10
Russell Township	13	11	0	0	0	0	13	11
Ottawa-Gatineau CMA (Ontario Portion)	408	434	96	33	0	3	504	470

Table 3.5: Completions by Submarket and by Intended Market
January - December 2007

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2007	YTD 2006	YTD 2007	YTD 2006	YTD 2007	YTD 2006	YTD 2007	YTD 2006
Ottawa City	4,047	3,871	1,253	907	136	139	5,436	5,000
Ottawa, Vanier, Rockcliffe	298	303	640	351	11	51	949	705
Nepean inside greenbelt	62	54	0	181	0	61	62	296
Nepean outside greenbelt	908	874	202	170	0	0	1,110	1,044
Gloucester inside greenbelt	145	61	156	26	56	3	357	90
Gloucester outside greenbelt	526	682	26	28	69	6	621	716
Kanata	544	541	73	91	0	0	617	715
Cumberland	691	711	132	60	0	0	823	771
Goulbourn	582	308	24	0	0	18	606	326
West Carleton	95	133	0	0	0	0	95	133
Rideau	38	46	0	0	0	0	38	46
Osgoode	158	158	0	0	0	0	158	158
Clarence-Rockland City	134	124	0	30	6	27	140	181
Russell Township	98	120	0	0	4	0	102	120
Ottawa-Gatineau CMA (Ontario Portion)	4,279	4,115	1,253	937	146	166	5,678	5,301

Source: CMHC (Starts and Completions Survey)

Table 4: Absorbed Single-Detached Units by Price Range
December 2007

Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $250,000		$250,000 - $299,999		$300,000 - $399,999		$400,000 - $499,999		$500,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Ottawa City													
December 2007	2	1.0	30	15.5	81	41.8	53	27.3	28	14.4	194	378,900	421,902
December 2006	2	0.9	29	13.1	110	49.5	54	24.3	27	12.2	222	362,400	402,714
Year-to-date 2007	36	1.6	277	12.1	1,101	48.0	613	26.7	267	11.6	2,294	374,400	407,749
Year-to-date 2006	46	2.2	359	17.0	1,007	47.7	451	21.4	246	11.7	2,109	362,319	396,677
Ottawa, Vanier, Rockcliffe													
December 2007	0	0.0	0	0.0	0	0.0	2	33.3	4	66.7	6	--	--
December 2006	0	0.0	0	0.0	4	57.1	0	0.0	3	42.9	7	--	--
Year-to-date 2007	1	0.8	2	1.5	26	20.0	27	20.8	74	56.9	130	547,450	593,805
Year-to-date 2006	0	0.0	3	2.3	41	32.0	20	15.6	64	50.0	128	499,450	523,137
Nepean inside greenbelt													
December 2007	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
December 2006	0	0.0	0	0.0	0	0.0	2	100.0	0	0.0	2	--	--
Year-to-date 2007	0	0.0	0	0.0	0	0.0	6	50.0	6	50.0	12	492,500	696,150
Year-to-date 2006	0	0.0	0	0.0	4	19.0	16	76.2	1	4.8	21	430,000	429,471
Nepean outside greenbelt													
December 2007	0	0.0	12	35.3	11	32.4	7	20.6	4	11.8	34	347,400	363,915
December 2006	0	0.0	7	12.5	26	46.4	15	26.8	8	14.3	56	362,900	412,475
Year-to-date 2007	0	0.0	68	13.4	235	46.2	175	34.4	31	6.1	509	383,900	390,332
Year-to-date 2006	0	0.0	64	14.6	226	51.5	114	26.0	35	8.0	439	358,900	388,824
Gloucester inside greenbelt													
December 2007	0	0.0	0	0.0	6	85.7	1	14.3	0	0.0	7	--	--
December 2006	0	0.0	0	0.0	1	33.3	1	33.3	1	33.3	3	--	--
Year-to-date 2007	0	0.0	2	2.8	38	53.5	25	35.2	6	8.5	71	384,900	430,398
Year-to-date 2006	0	0.0	2	5.7	14	40.0	16	45.7	3	8.6	35	409,000	428,374
Gloucester outside greenbelt													
December 2007	0	0.0	1	2.8	12	33.3	22	61.1	1	2.8	36	437,700	420,713
December 2006	1	5.0	2	10.0	13	65.0	3	15.0	1	5.0	20	362,700	369,150
Year-to-date 2007	2	0.7	12	4.3	129	46.6	128	46.2	6	2.2	277	395,990	395,000
Year-to-date 2006	4	1.8	18	8.0	159	71.0	35	15.6	8	3.6	224	369,500	370,327
Kanata													
December 2007	0	0.0	5	26.3	8	42.1	5	26.3	1	5.3	19	374,900	402,237
December 2006	0	0.0	2	5.9	23	67.6	7	20.6	2	5.9	34	349,400	397,315
Year-to-date 2007	0	0.0	24	10.5	139	61.0	45	19.7	20	8.8	228	360,400	392,027
Year-to-date 2006	0	0.0	61	22.8	123	46.1	54	20.2	29	10.9	267	345,900	387,129
Cumberland													
December 2007	1	3.0	6	18.2	18	54.5	7	21.2	1	3.0	33	309,900	347,984
December 2006	1	2.5	10	25.0	21	52.5	8	20.0	0	0.0	40	330,150	337,870
Year-to-date 2007	13	3.4	75	19.6	223	58.4	61	16.0	10	2.6	382	323,950	345,018
Year-to-date 2006	31	7.6	145	35.5	187	45.7	41	10.0	5	1.2	409	310,900	323,813
Goulbourn													
December 2007	0	0.0	5	17.9	19	67.9	2	7.1	2	7.1	28	335,950	361,886
December 2006	0	0.0	5	12.8	16	41.0	13	33.3	5	12.8	39	381,900	403,467
Year-to-date 2007	6	1.5	71	18.1	237	60.5	57	14.5	21	5.4	392	341,900	363,389
Year-to-date 2006	1	0.4	28	11.0	133	52.4	75	29.5	17	6.7	254	369,950	384,811

Source: CMHC (Market Absorption Survey)

Table 4: Absorbed Single-Detached Units by Price Range
December 2007

Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $250,000		$250,000 - $299,999		$300,000 - $399,999		$400,000 - $499,999		$500,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
West Carleton													
December 2007	0	0.0	0	0.0	1	20.0	2	40.0	2	40.0	5	--	--
December 2006	0	0.0	1	14.3	3	42.9	1	14.3	2	28.6	7	--	--
Year-to-date 2007	4	4.2	7	7.3	15	15.6	33	34.4	37	38.5	96	470,000	542,129
Year-to-date 2006	4	3.0	9	6.8	42	31.6	48	36.1	30	22.6	133	435,000	471,456
Rideau													
December 2007	0	0.0	0	0.0	1	20.0	2	40.0	2	40.0	5	--	--
December 2006	0	0.0	1	33.3	1	33.3	0	0.0	1	33.3	3	--	--
Year-to-date 2007	0	0.0	6	14.3	19	45.2	5	11.9	12	28.6	42	347,900	488,871
Year-to-date 2006	1	2.4	11	26.2	22	52.4	2	4.8	6	14.3	42	324,950	371,805
Osgoode													
December 2007	1	4.8	1	4.8	5	23.8	3	14.3	11	52.4	21	500,000	551,705
December 2006	0	0.0	1	9.1	2	18.2	4	36.4	4	36.4	11	405,000	573,727
Year-to-date 2007	10	6.5	10	6.5	40	25.8	51	32.9	44	28.4	155	429,000	483,677
Year-to-date 2006	5	3.2	18	11.5	56	35.7	30	19.1	48	30.6	157	399,900	510,244
Clarence-Rockland City													
December 2007	6	60.0	4	40.0	0	0.0	0	0.0	0	0.0	10	237,000	242,300
December 2006	2	25.0	4	50.0	2	25.0	0	0.0	0	0.0	8	--	--
Year-to-date 2007	45	34.1	61	46.2	21	15.9	4	3.0	1	0.8	132	266,400	277,022
Year-to-date 2006	42	38.2	49	44.5	14	12.7	3	2.7	2	1.8	110	259,600	272,591
Russell Township													
December 2007	0	0.0	8	57.1	6	42.9	0	0.0	0	0.0	14	283,900	300,443
December 2006	1	8.3	5	41.7	5	41.7	1	8.3	0	0.0	12	305,250	306,885
Year-to-date 2007	10	9.4	42	39.6	48	45.3	6	5.7	0	0.0	106	300,700	308,112
Year-to-date 2006	18	15.8	64	56.1	26	22.8	5	4.4	1	0.9	114	289,000	292,346
Ottawa-Gatineau CMA (Ontario portion)													
December 2007	8	3.7	42	19.3	87	39.9	53	24.3	28	12.8	218	368,585	405,863
December 2006	5	2.1	38	15.7	117	48.3	55	22.7	27	11.2	242	358,400	393,921
Year-to-date 2007	91	3.6	380	15.0	1,170	46.2	623	24.6	268	10.6	2,532	364,900	396,762
Year-to-date 2006	106	4.5	472	20.2	1,047	44.9	459	19.7	249	10.7	2,333	351,900	385,729

Source: CMHC (Market Absorption Survey)

Table 4.1: Average Price ($) of Absorbed Single-detached Units December 2007						
Submarket	Dec 2007	Dec 2006	% Change	YTD 2007	YTD 2006	% Change
Ottawa City	421,902	402,714	4.8	407,749	396,677	2.8
Ottawa, Vanier, Rockcliffe	--	--	n/a	593,805	523,137	13.5
Nepean inside greenbelt	--	--	n/a	696,150	429,471	62.1
Nepean outside greenbelt	363,915	412,475	-11.8	390,332	388,824	0.4
Gloucester inside greenbelt	--	--	n/a	430,398	428,374	0.5
Gloucester outside greenbelt	420,713	369,150	14.0	395,000	370,327	6.7
Kanata	402,237	397,315	1.2	392,027	387,129	1.3
Cumberland	347,984	337,870	3.0	345,018	323,813	6.5
Goulbourn	361,886	403,467	-10.3	363,389	384,811	-5.6
West Carleton	--	--	n/a	542,129	471,456	15.0
Rideau	--	--	n/a	488,871	371,805	31.5
Osgoode	551,705	573,727	-3.8	483,677	510,244	-5.2
Clarence-Rockland City	242,300	--	n/a	277,022	272,591	1.6
Russell Township	300,443	306,885	-2.1	308,112	292,346	5.4
Ottawa-Gatineau CMA (Ontario Portion)	405,863	393,921	3.0	396,762	385,729	2.9

Source: CMHC (Market Absorption Survey)

Table 5: MLS® Residential Activity for Ottawa-Gatineau CMA (Ontario Portion) December 2007

		Number of Sales[1]	Yr/Yr[2] (%)	Sales SA[1]	Number of New Listings[1]	New Listings SA[1]	Sales-to-New Listings SA[2]	Average Price[1] ($)	Yr/Yr[2] (%)	Average Price[1] ($) SA
2006	January	659	2.0	1,092	1,844	2,050	53.3	245,787	1.2	245,778
	February	1,002	7.4	1,164	2,026	2,080	56.0	250,689	4.2	253,386
	March	1,337	19.4	1,176	2,511	2,018	58.3	255,550	2.7	254,132
	April	1,469	2.0	1,225	2,528	2,082	58.8	263,122	6.2	253,456
	May	1,683	7.6	1,128	2,907	2,046	55.1	260,219	4.7	258,626
	June	1,624	8.7	1,197	2,324	1,939	61.7	260,458	2.3	253,453
	July	1,254	3.2	1,133	1,944	1,867	60.7	254,596	1.4	256,851
	August	1,261	-0.2	1,166	1,970	1,963	59.4	262,607	7.9	264,346
	September	1,101	-0.9	1,171	1,979	1,940	60.4	255,631	3.0	262,020
	October	1,028	8.7	1,166	1,682	1,889	61.7	259,397	3.8	263,762
	November	891	-4.3	1,113	1,321	1,833	60.7	260,107	3.3	263,484
	December	694	9.1	1,272	772	2,101	60.5	249,196	0.2	260,105
2007	January	773	17.3	1,262	1,812	1,986	63.5	260,898	6.1	261,960
	February	1,046	4.4	1,235	1,880	1,953	63.2	264,928	5.7	267,845
	March	1,318	-1.4	1,220	2,407	1,966	62.1	274,585	7.4	272,039
	April	1,569	6.8	1,242	2,390	1,885	65.9	277,335	5.4	271,146
	May	1,867	10.9	1,299	2,571	1,908	68.1	276,379	6.2	265,707
	June	1,666	2.6	1,266	2,197	1,915	66.1	279,361	7.3	276,358
	July	1,467	17.0	1,292	2,003	1,919	67.3	269,793	6.0	269,609
	August	1,331	5.6	1,238	1,880	1,892	65.4	267,765	2.0	273,634
	September	1,128	2.5	1,250	1,798	1,857	67.3	273,805	7.1	275,525
	October	1,074	4.5	1,202	1,666	1,845	65.1	275,184	6.1	278,637
	November	903	1.3	1,144	1,291	1,790	63.9	271,867	4.5	278,228
	December	597	-14.0	1,089	582	1,561	69.8	276,839	11.1	289,096
	Q4 2006	2,613	4.0		3,775			256,929	2.7	
	Q4 2007	2,574	-1.5		3,539			274,404	6.8	
	YTD 2006	14,003	5.3		23,808			257,481	3.7	
	YTD 2007	14,739	5.3		22,477			273,058	6.0	

MLS® is a registered trademark of the Canadian Real Estate Association (CREA).

[1]Source: CREA

Table 6: Economic Indicators
December 2007

		Interest Rates			NHPI, Total, Ottawa-Gatineau CMA 1997=100	CPI, 2002 =100 (Ottawa-Gatineau CMA (Ontario Portion))	Ottawa-Gatineau CMA (Ontario Portion) Labour Market			
		P & I Per $100,000	Mortage Rates (%)				Employment SA (,000)	Unemployment Rate (%) SA	Participation Rate (%) SA	Average Weekly Earnings ($)
			1 Yr. Term	5 Yr. Term						
2006	January	658	5.80	6.30	156.5	108.1	480	5.3	71.8	859
	February	667	5.85	6.45	156.6	107.8	486	5.0	72.5	868
	March	667	6.05	6.45	156.7	108.6	489	5.1	72.9	873
	April	685	6.25	6.75	157.3	109.0	491	4.9	73.1	871
	May	685	6.25	6.75	158.2	109.4	492	4.7	73.1	867
	June	697	6.60	6.95	158.2	109.2	492	4.6	72.9	867
	July	697	6.60	6.95	159.5	108.9	491	4.8	72.9	872
	August	691	6.40	6.85	160.3	109.0	490	5.0	72.8	873
	September	682	6.40	6.70	160.5	108.3	485	5.2	72.3	873
	October	688	6.40	6.80	160.7	108.2	477	5.2	71.0	873
	November	673	6.40	6.55	161.3	108.5	470	5.5	70.2	872
	December	667	6.30	6.45	161.3	108.6	467	5.5	69.6	863
2007	January	679	6.50	6.65	161.0	108.5	465	5.6	69.5	860
	February	679	6.50	6.65	161.0	109.6	468	5.3	69.6	859
	March	669	6.40	6.49	161.3	110.7	472	5.2	70.1	867
	April	678	6.60	6.64	161.3	111.1	478	5.3	71.0	870
	May	709	6.85	7.14	161.5	111.5	479	5.4	71.3	878
	June	715	7.05	7.24	161.6	111.1	482	5.7	71.8	886
	July	715	7.05	7.24	161.7	111.1	488	5.4	72.6	888
	August	715	7.05	7.24	162.0	110.9	493	5.3	73.2	904
	September	712	7.05	7.19	162.3	110.9	498	5.1	73.7	918
	October	728	7.25	7.44	162.3	110.7	499	4.9	73.7	934
	November	725	7.20	7.39	162.3	110.9	502	4.6	73.8	931
	December	734	7.35	7.54		110.8	499	4.5	73.3	931

"P & I" means Principal and Interest (assumes $ 100,000 mortgage amortized over 25 years using current 5 year interest rate)
"NHPI" means New Housing Price Index
"CPI" means Consumer Price Index
"SA" means Seasonally Adjusted

Source: CMHC, adapted from Statistics Canada (CANSIM), CREA (MLS®), Statistics Canada (CANSIM)

METHODOLOGY

Starts & Completions Survey Methodology

The Starts and Completions Survey is conducted by way of site visits which are used to confirm that new units have reached set stages in the construction process. Since most municipalities in the country issue building permits, these are used as an indication of where construction is likely to take place. In areas where there are no permits, reliance has to be placed either on local sources or searching procedures.

The Starts and Completions Survey is carried out monthly in urban areas with population in excess of 50,000, as defined by the 2001 Census. In urban areas with populations of 10,000 to 49,999, all Starts are enumerated in the last month of the quarter (i.e. four times a year, in March, June, September and December). In these centres with quarterly enumeration, Completion activity is modelled based on historical patterns. Monthly Starts and Completions activity in these quarterly locations are statistically estimated at a provincial level for single and multi categories. Centres with populations below 10,000 are enumerated on a sample basis, also in the last month of each quarter (i.e. four times a year, in March, June, September and December).

The Starts and Completions Survey enumerates dwelling units in new structures only, designed for non-transient and year-round occupancy.

Mobile homes are included in the surveys. A mobile home is a type of manufactured house that is completely assembled in a factory and then moved to a foundation before it is occupied.

Trailers or any other movable dwelling (the larger often referred to as a mobile home) with no permanent foundation are excluded from the survey.

Conversions and/or alterations within an existing structure are excluded from the surveys as are seasonal dwellings, such as: summer cottages, hunting and ski cabins, trailers and boat houses; and hostel accommodations, such as: hospitals, nursing homes, penal institutions, convents, monasteries, military and industrial camps, and collective types of accommodation such as: hotels, clubs, and lodging homes.

Market Absorption Survey Methodology

The Market Absorption Survey is carried out in conjunction with the Starts and Completions Survey in urban areas with populations in excess of 50,000. When a structure is recorded as completed, an update is also made as units are sold or rented. The dwellings are then enumerated each month until such time as full absorption occurs.

STARTS AND COMPLETIONS SURVEY AND MARKET ABSORPTION SURVEY DEFINITIONS

A "**dwelling unit**", for purposes of the Starts and Completions Survey, is defined as a structurally separate set of self-contained living premises with a private entrance from outside the building or from a common hall, lobby, or stairway inside the building. Such an entrance must be one that can be used without passing through another separate dwelling unit.

A "**start**", for purposes of the Starts and Completions Survey, is defined as the beginning of construction work on a building, usually when the concrete has been poured for the whole of the footing around the structure, or an equivalent stage where a basement will not be part of the structure.

The number of units "**under construction**" as at the end of the period shown, takes into account certain adjustments which are necessary for various reasons. For example, after a start on a dwelling has commenced construction may cease, or a structure, when completed, may contain more or fewer dwelling units than were reported at start.

A "**completion**", for purposes of the Starts and Completions Survey, is defined as the stage at which all the proposed construction work on a dwelling unit has been performed, although under some circumstances a dwelling may be counted as completed where up to 10 per cent of the proposed work remains to be done.

The term "**absorbed**" means that a housing unit is no longer on the market (i.e. has been sold or rented). This usually happens when a binding contract is secured by a non-refundable deposit and has been signed by a qualified purchaser. The purpose of the Market Absorption Survey is to measure the rate at which units are sold or rented after they are completed, as well as collect prices.

DWELLING TYPES:

A "**Single-Detached**" dwelling (also referred to as "**Single**") is a building containing only one dwelling unit, which is completely separated on all sides from any other dwelling or structure. Includes link homes, where two units may share a common basement wall but are separated above grade. Also includes cluster-single developments.

A "**Semi-Detached (Double)**" dwelling (also referred to as "**Semi**") is one of two dwellings located side-by-side in a building, adjoining no other structure and separated by a common or party wall extending from ground to roof.

A "**Row (Townhouse)**" dwelling is a one family dwelling unit in a row of three or more attached dwellings separated by a common or party wall extending from ground to roof.

The term "**Apartment and other**" includes all dwellings other than those described above, including structures commonly known as stacked townhouses, duplexes, triplexes, double duplexes and row duplexes.

INTENDED MARKET:

The "**intended market**" is the tenure in which the unit is being marketed. This includes the following categories:

Freehold: A residence where the owner owns the dwelling and lot outright.

Condominium (including Strata-Titled): An individual dwelling which is privately owned, but where the building and/or the land are collectively owned by all dwelling unit owners. A condominium is a form of ownership rather than a type of house.

Rental: Dwelling constructed for rental purposes regardless of who finances the structure.

GEOGRAPHICAL TERMS:

A census metropolitan area (CMA) or a census agglomeration (CA) is formed by one or more adjacent municipalities centred on a large urban area (known as the urban core). The census population count of the urban core is at least 10,000 to form a census agglomeration and at least 100,000 to form a census metropolitan area. To be included in the CMA or CA, other adjacent municipalities must have a high degree on integration with the central urban area, as measured by commuting flows derived from census place of work data. CMAs and CAs contain whole municipalities or Census Subdivisions.

A "**Rural**" area, for the purposes of this publication, is a centre with a population less than 10,000.

All data presented in this publication is based on Statistics Canada's 2001 Census area definitions.

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